

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		HARLOW ST, ARLINGTON

OWNERSHIP

Owner 1:	JOHNSON BRUCE KIMBALL			
Owner 2:	PAQUETTE ANDREA			
Owner 3:				
Street 1:	30 HARLOW ST UNIT 1			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	JOHNSON BRUCE KIMBALL -		
Owner 2:	-		
Street 1:	30 HARLOW STREET UNIT 1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Asbestos Exterior and 1263 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON**APPRAISED:**

USE VALUE:

ASSESSED:

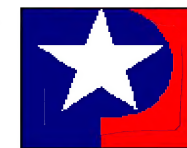
Total Card /

Total Parcel

670.000

670,000

670,000



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	19802
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
2	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	667,200	2,800		670,000
Total Card	0.000	667,200	2,800		670,000
Total Parcel	0.000	667,200	2,800		670,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		530.48	/Parcel: 530.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	667,200	2800	.	.	670,000		Year end	12/23/2021
2021	102	FV	648,500	2800	.	.	651,300		Year End Roll	12/10/2020
2020	102	FV	639,200	2800	.	.	642,000	642,000	Year End Roll	12/18/2019
2019	102	FV	627,100	2800	.	.	629,900	629,900	Year End Roll	1/3/2019
2018	102	FV	556,600	2800	.	.	559,400	559,400	Year End Roll	12/20/2017
2017	102	FV	508,900	2800	.	.	511,700	511,700	Year End Roll	1/3/2017
2016	102	FV	462,600	2800	.	.	465,400	465,400	Year End	1/4/2016
2015	102	FV	421,700	2800	.	.	424,500	424,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	Measured	DGM	D Mann
3/2/2016	Sales Review	PT	Paul T
6/26/2014	Info Fm Prmt	PC	PHIL C
5/12/2005	External Ins	BR	B Rossignol

Sign: _____

VERIFICATION OF VISIT NOT DATA ____/____/____

Sign:

VERIFICATION OF VISIT NOT DATA

/ /

Type:	99 - Condo Conv		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED/GREY		
View / Desir:			

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1920	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G15	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Very Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	40.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:s:	7				BR:s:	3		Baths:	1		HB

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6 %

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.94990498
Adj \$ / SQ:	391.123
Other Features:	84000
Grade Factor:	1.10
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	699367
Depreciation:	32171
Depreciated Total:	667196

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X10	A	GD	1920	40.00	T	30	102			2,800		2,800

More: N	Total Yard Items:	2,800	Total Special Features:		Total:	2,800
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,263	391.120	493,98
Net Sketched Area:		1,263	Total:	493,98
Size Ad	1263 Gross Area		1263 FinArea	1263

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
89						
89						
63						

IMAGE

AssessPro Patriot Properties, Inc

